

Town of Hampton



*Department of Resources and
Economic Development*



**Hampton Beach Area Commission
100 Winnacunnet Road
Hampton, New Hampshire 03842
Hampton Beach Village District Meeting Room
Beach Fire Station – Second Floor
Monthly Meeting –November 20, 2014
7:00 PM**

MINUTES

In Attendance:

John Nyhan, Chairman, Town of Hampton Representative
Fran McMahon, Rockingham Planning Commission
Bob Preston, Hampton Chamber of Commerce
Bill Watson, Vice Chairman-NH Department of Transportation
Michael Housman, Operations Supervisor, DRED (Seacoast
Parks/Recreation)
Chuck Rage, Hampton Beach Village District
Dean. Merrill, Citizen at Large
Rick Griffin, Town of Hampton Representative

Excused: Rich Reniere, Hampton Beach Village District

Absent: 0

Other: Jason Bachand, Town Planner
Anne Marchand, Secretary

Call to Order: The meeting was called to order at 7:00 p.m.

Mr. Nyhan thanked the HBVD for the use of their meeting room at the Beach Fire Station.

Introduction of Commissioners.

Mr. Griffin recognized the late Judy Preston stating that she and the Harris family were “pioneers” of Hampton Beach and the Town of Hampton with their community support and business interests.

Public Comments related to Agenda Items: There were no public comments this evening.

APPOINTMENTS. TEC Engineering – Presentation and Discussion

Present were Mitchell Keamy, Jr, PE, LCS., and President/CEO of TEC, and Richard Friberg, PE, LEED AP, Civil Engineer and Hampton Office Manager.

Mr. Friberg thanked the HBAC on behalf of Mr. Keamy and himself for the invitation to present an overview of TEC. Mr. Friberg stated that TEC is a new-year-round tenant located under the Casino Ballroom. TEC is a full-service firm with a heavy focus on structure and planning.

He stated that TEC deals with transportation master planning, traffic patterns, alternative transportation, bus routes, remote parking areas, streetscapes, lighting and landscaping. The firm opened this past February and their staff includes a full time Civil Engineer. He views this meeting as an introduction to integrate into the community with an opportunity to work together and advance goals. He invited the HBAC to visit the office to hear ideas and discuss ways to work together. He also stated that HBAC presently has a transportation focus, for which TEC could offer suggestions.

Mr Griffin noted the Town's concerns with flood insurance. Mr. Friberg stated that with the changing of flood zones, TEC works with a surveyor and a resident could come to them for a lot survey and find if they are in the flood zone. They provide a lot-specific survey and ensure the owner is not flooding their neighbor.

Mr. Rage noted that if a surveyor took a look at a particular site, which may or may not be in the flood plain, but if it is on the line and FEMA says the lot is in the flood plain, the surveyor could help the owner take care of the issue.

Mr Nyhan questioned the types of community efforts TEC has worked on. Mr. Friberg spoke of Lawrence where TEC helped the City get a Mass Works Grant which was used on the traffic issue on Merrimack Street. He also spoke of the City of Burlington. TEC, he stated, works with towns to put together Grants with a preliminary design.

TEC provided a brochure which highlighted various project descriptions and professional services provided for Laconia, Portsmouth (Woodbury Avenue) Londonderry – Woodmont Commons Planned Unit Development, as well as projects in Salem and Hooksett.

Mr. Nyhan referred to the HBAC's topic and efforts on the large project of transportation and the arms stretching into transportation. He spoke of the \$300,000 Transportation Grant from the Federal Government and looks to the updating and priorities of the existing Master Plan, and those areas to be focused on while integrating these ideas with the bigger picture. He noted, the Commission also is looking at smaller issues such as a way to design the corner of Brown and Ashworth, a bus stop, a shelter for employees waiting for public transportation, and bike parking. He also spoke of having a discussion with Mr. Lupoli re the Casino parking lot, and possibly creating a third exit across from Brown. There are also discussions, working with DRED on the State Park, and with the Town and Port Authority looking at a walkway from the entrance of South Beach Parking Lot to the fishing areas.

He suggested working in a public/private relationship with TEC to move on to the next steps to determine costs of the projects and getting them done. He noted that #1 priority is the redevelopment of Ocean Blvd. He commented that application was made for a \$12 M Grant, which the Town and State endorsed, but 56% of the funding went to the State of Illinois. Unfortunately, the local Grant application had lots of words, but no pictures or designs, which did not trigger the project as important. He noted that assistance with the Grant application process would be appreciated.

Mr. Nyhan stated that one or two small things need to be identified and worked on, which would help in efforts to move forward. He concluded by saying that a follow-up with a more specific discussion with TEC could create the beginning of a relationship which could result in a win/win for all.

Mr. Friberg commented on TEC's success to bring in funding. He noted that one reason TEC is in Hampton is that they want to be in a place which is serious about growth and opportunity, and stated Hampton is the right place to be. With regard to small projects, he stated that it is not necessary to wait for common sense plans to be made and spoke of TEC's level of engineering noting that grant writing, if combined with conceptual drawings, cost estimates, etc. shows that an applicant is serious about a project.

Mr. Housman noted that there is a meeting this week on the crosswalk and he would like to see this move forward.

Mr. McMahon stated that two types of projects have been identified, long term and short term. He suggested talking about planning efforts by creating an overall plan, then doing the engineering. He also questioned how to phase Ocean Boulevard while allowing the businesses to operate, dealing with drainage issues, and detailed engineering aspects. He noted that, when getting to details such as these, some guidance will be needed.

Mr. Friberg stated that TEC does planning while dealing with convenience. He spoke of three or four other communities TEC has worked on with issues such as circulation for pedestrians and vehicles, as well as promoting activity in downtown areas. He referred to Lawrence which is seeing new economic vitality with abandoned storefronts coming alive with a one-way street converted to two-way. Also, he noted that everyone wants the same thing, but get lost in the details. The goal is getting to the common ground.

Mr. Watson said it is not the planning, but the challenge of getting all the parties to the table and arriving at consensus.

Mr. Nyhan suggested a follow-up with TEC in their office to begin the creation of a cooperative relationship.

REVIEW AND APPROVAL OF MINUTES.

MOTION: It was moved by Mr. McMahon to accept the Minutes of the October 23, 2014 Meeting, as edited.

SECOND: Mr. Rage

VOTE: 8 In Favor, 0 Opposed, 1 Excused

MOTION PASSED

CHAIRMAN'S REPORT:

1. Meeting Request – Sal Lupoli. Mr. Nyhan reported the meeting with Mr. Lupoli has been tentatively scheduled for the January 22nd. Mr. Nyhan sent a letter to Mr. Lupoli inviting him to the meeting to share his future plans for the continuation of economic development and improvement at Hampton Beach. Further, to have a conversation about how Lupoli Companies and the HBAC could help each other in finding ways to continue improvement initiatives as part of the Master Plan.

2. Meeting request – Port Authority. A Master Plan Review will be held with a representative of the Port Authority on January 22, 2015. Mr. Nyhan reported that a portion of the Master Plan has been send to the Port Authority for review prior to the meeting.

3. Meeting on December 3rd

There will be a meeting of the Hampton Parks/Rec, Chamber of Commerce, and HBVD to discuss business surveys. This meeting will be held at 9:00 am. at the Chamber on Lafayette Road. Discussion will be held on topics raised at previous HBAC meetings including: WiFi at the beach; remote parking for summer employees; ideas to enhance the Ashworth parking lot, bike parking, bus stop; and, commercial deliveries. An Agenda will be provided prior to the meeting; however, no votes will be taken and a quorum is not required.

4. Round Table Discussion. Mr. Nyhan reported there will be a day-time Round Table Discussion with state and local officials also including members of the HBVD, Chamber of Commerce, DRED, Rockingham Planning Council, and DOT. Details are being worked out and an agenda should be forthcoming in December. This discussion will take place in mid to late January. Options and ideas regarding Ocean Boulevard will be discussed.

5. Commissioner Appointments. Mr. Nyhan reported that letters have been sent to the Town and organizations regarding reappointments of HBAC Commissioners. Those who are due for reappointment, who have indicated their interest in continuing on the Commission, and have been recommended by The Selectmen, Chamber and HBVD are:

Rick Griffin, Town of Hampton Representative, recommended by the Board of Selectmen for a two-year term;
Chuck Rage, HBVD Representative, recommended by the HBVD for a three-year term; and
Bob Preston, Chamber of Commerce Representative, recommended by the Chamber for a three-year term.

Election of the above Commissioners will be held at the January 22nd Meeting.

TREASURER's REPORT – Mr. Housman.

Mr. Housman reported there is no change from October, with the balance remaining at **\$18,777.75.**

Mr. Watson stated that the funds voted and approved for the NHDOT at the October meeting are in the amount of \$1596.32 and will be invoiced this week and forwarded to the HBAC.

DRED Update on Public Meeting held on 11/15/14 – Mr. Housman.

Mr. Houseman reported that Brian Wilson, Seacoast Manager, conducted the community meeting. There were 20 people in attendance, and Mr. Wilson shared general information regarding his first season as Manager. There was a question and answer period and discussion which included the crosswalk from South Beach, and the parking lot at South Beach being kept open later in the evenings. The WiFi topic came up as well as maintenance items. There was a discussion on donations of wheelchairs for beach use, and he commented that there were 115 wheelchair requests during the summer.

He also provided the following facts: There were 85 ocean rescues, 540 requests for first aid, 190 tons were removed from beach raking; 143 tons of trash manually removed from the boardwalks; 415 lost-children reports, 30 major medical issues; and, one person was saved by a life guard. He also noted that the life guards came in first place in the New England Life Saving Competition. It is expected that this Competition will be held at Hampton Beach in 2015. Mr. Houseman also commended the professionalism of the lifeguards at the beach.

Mr Preston stated that the lack of more in attendance showed that everyone is working well together in that not many people are complaining. He also stated that Mr. Wilson has had a good first year. He also noted that there is good cooperation between the State and beach business community.

Mr. Rage echoed Mr. Preston's comments and stated people from the Town, State, and Beach business communities are cooperating with one another.

Mr. Nyhan asked about the State meter revenue, and Mr. Housman said he will provide numbers at a later meeting.

MOTION: Mr. Watson moved to accept the Treasurer's Report as submitted.

SECOND: Mr. Merrill

VOTE: 8 in favor, 0 opposed, 1 Excused

MOTION PASSED

OLD BUSINESS:

1. Transportation Grant Update – Mr. Watson

Mr. Watson stated that William Rose provided an update, which was distributed to the Commissioners. Mr. Rose reported that milestones have been met and that the in-kind match plan has been reviewed and approved. There are some minor changes which include: Mr. Rose's time will be classified as a "match"; State elected officials are not to be included in the "match program"; and, Town elected officials who are part of the HBAC are allowed to be a part of the "match". Mr. Watson reviewed attachment 2, the Hampton Beach Areas Master Plan – Match Plan, 11/13/14 version. He also noted that the cost of the scope of the work for VHB is complete and the final figure is \$138,000.

Mr. Watson noted that Mr. Rose and Mr. Leedy will be attending HBAC meetings to update the Commission and the goal is for VHB to be finished a year from now. Also, Mr. Rose is required to report on a quarterly basis to the Federal Highway and reiterated that funds to be spent have been adjusted and are approved by Federal Highway.

Mr. Nyhan questioned when discussions start on the rest of the funding. Mr. Watson said that VHB wants public input, as well as information from the HBAC, and it will be a few months before that will happen.

Mr. Nyhan provided a sign in sheet for time-recording match purposes for the HBAC.

2. Other Old Business – There was no other old business.

NEW BUSINESS:

1. Other New Business

Mr. Griffin spoke to the changes in flood insurance. He stated that the Town and Town Planner are working on proposed Warrant Articles which will benefit residents in the future. The Town wants to do everything it can and work with groups that might be getting together for discussion on the matter. This is not a typical issue for the Selectmen, and they would like a committee set up which would possibly include the HBVD and the HBAC. The Selectmen would work with the committee.

Mr. Bachand stated that the Warrant Article is to be consistent with the prepared mapping changes taking effect in 2015. Further, he is working with the Town on possible changes to the Warrant Article. This, he said, is a housekeeping amendment with minor revisions to be user-friendly. If the Warrant Article is not adopted, Hampton will flow out of compliance. He stated that Jennifer Gilbert the Flood Plain Program Manager has been of valuable assistance

Mr. Nyhan questioned the time line and when people will be notified that their insurance is going up because of the increase in flood insurance rates. Mr. Bachand stated that people can start looking at the insurance now as there is a type of grandfathered rate prior to approximately January 1st. Mr. Bachand noted this date is uncertain.

Mr. Merrill stated that rates are being sectioned out and homeowners who have an elevation certificate may help their rates. The Town, he stated, has to be in compliance as an improved community in order to write flood insurance. Mr. Bachand noted that the maps are changing and to cover the Town, the zoning must be consistent to make sure zoning is compliant.

Mr. Griffin stated that the Town is doing nothing; however, Jason is working on the issues. People need to be on the Committee and homeowners need to be made aware of the changes. He added that the Selectmen are supporting this Warrant Article.

Mr. Merrill suggested inviting Ms. Gilbert to the HBAC to speak and, hopefully, get information out to the public. Mr. Bachand stated he is approaching the Selectmen to establish the Community Rating System and various options are being explored.

Mr. Rage stated that Commissioner Ladd is willing to work with the Town; however, the ratings compliance has to come from the Town. It is not just a beach issue, but a Town issue. He stated that the HBVD is happy to work on this, but it has to come from the Town. Some people, he stated will see a 50% increase in their insurance but may be grandfathered in at a lower rate if they deal with the insurance now. He reported that his insurance is increasing 25% per year for the next three years. Mr. Rage also stated that water diversion should be looked at as if one has a 50 x 100 foot lot and open space is required, there is not much one could do with that size lot.

Mr. Nyhan will invite Ms. Gilbert to a meeting of the HBAC and also speak with Commissioner Ladd regarding a future discussion. Mr. Merrill suggested speaking with the Chair of the Selectmen, Mr. Bean, to see where the Town stands now.

NEW BUSINESS:

Mr. Nyhan drafted a letter to John Beardmore, Commissioner of the Department of Revenue Administration and provided copies for the Commission's review. He is requesting information regarding the revenue collected in 2013 and first three quarters of 2014. This request specifically asked for the amount received in room and meal taxes; a ranking of the top 25 communities in the state that provided the cost in meals and room taxes; and, where the Town of Hampton ranks within NH communities as applied to the amount of revenue from meals and rooms. Approval by the HBAC to send this letter is requested.

Mr. Preston commented that it is a good idea in that it is useful to have information regarding the percentage that goes to the State of NH.

MOTION: It was moved by Mr. Preston, Seconded by Mr. Rage to authorize Mr. Nyhan to send the proposed letter to the Commissioner of the Department Revenue.

VOTE: 8 in favor, 1 excused

MOTION PASSED

Mr. Nyhan polled the Commission regarding a meeting in December. It was decided the December meeting will not be held and the next formal meeting will be on January 22, 2015. A Special Meeting will be called if the need arises.

Mr. Nyhan announced that the Christmas Parade will be held on DECEMBER 6th starting from North Hampton to the Center School. The theme is "Shining Bright Starts of Hampton's Future" which highlights the youth of Hampton. The Parade is sponsored by *Experience Hampton*.

Mr. Preston announced there will be a Celebration of Joe Hurley's Life at the 401 on Sunday, November 23rd from 2 – 5 p.m. Throughout his life, Joe Hurley was an active member of the Hampton Beach Community and his family will be at the 401 on Sunday to share memories.

ADJOURNMENT:

Motion: Mr. McMahon moved to adjourn the meeting at 8:15 p.m.

Second: Mr. Griffin

Vote: 8 in favor, 0 opposed, 1 excused

MOTION PASSED

THE NEXT HBAC MEETING WILL BE HELD ON Thursday, January 22, 2015

Respectfully Submitted: Anne Marchand, Secretary